

Consultation responses for Supplementary Guidance on Householder Development

Representor	Representation	Officers Response
Historic Scotland	Introductory section could include information related to listed buildings, including when listed building consent is required and include links to the relevant national and local policy and guidance.	Agreed – further background information explaining the listed building consent process and directing to further reading would be beneficial, and has now been added to the introductory section of the document.
Ally Thain (ACC-Private Sector Housing Manger)	There are concentrations of HMO's near the University, i.e. Garthdee and Sunnybank. These areas lie out with the designated 'City Centre' area and are accessed by a common stairway.	Acknowledged – guidance in relation to HMOs has been reconfigured in consultation with the Council's HMO licensing unit. Restriction on common stairways has been removed.
Ally Thain (ACC-Private Sector Housing Manger)	What is the reasoning behind not supporting a planning application for a flat with a common stair located out with the city centre, but supporting one in the city centre?	Acknowledged – guidance in relation to HMOs has been reconfigured in consultation with the Council's HMO licensing unit. Restriction on common stairways has been removed.
Ally Thain (ACC-Private Sector Housing Manger)	What is the reasoning behind concerns about car parking and rubbish disposal in HMO's? A family house could produce the same amount of rubbish and have the same number of vehicles?	This is potentially true, though a family is less likely to be comprised exclusively of adults. In assessing the impact, in planning terms, of a number of adults living independently in HMOs, regard should be had for the increased pressure

		on shared facilities relative to normal family use. This position reflects the Scottish Government's Circular 8/2009, which sets out guidance on Planning Control and Licensing for HMOs.
Ally Thain (ACC-Private Sector Housing Manger	Not all HMO's are rented to students however HMO accommodation in Aberdeen is very important, especially as the Universities policy is to accommodate first years only.	Acknowledged – guidance in relation to HMOs has been reconfigured in consultation with the Council's HMO licensing unit. Thresholds for requiring planning permission for HMO have been revised to ensure proportionality and ensure that available HMO rental stock is not unduly affected.
Ally Thain (ACC-Private Sector Housing Manger	HMO Unit's policy is to encourage HMO accommodation. Your guidance would appear to have the opposite effect	Acknowledged – guidance in relation to HMOs has been reconfigured in consultation with the Council's HMO licensing unit. Thresholds for requiring planning permission for HMO have been revised to ensure proportionality and ensure that available HMO rental stock is not unduly affected.
Ally Thain (ACC-Private Sector Housing Manger	Most student halls of residence accommodation is access via a common stairway and some premises lie outwith the City Centre. The guidance would put an end to this	Purpose-built student accommodation often requires HMO licence, but would not normally require planning permission for HMO, as purpose-built student accommodation would be considered a

		separate use.
Ally Thain (ACC-Private Sector Housing Manger)	There needs to be consultation with my service, HMO Landlords, Private student accommodation providers etc	Agreed – consultation has been undertaken with the Council's HMO unit.
Amy Tigg (Transport Scotland)	Pages 29-30 make reference to the Council as roads authority. For trunk roads in Aberdeen City, Transport Scotland is the relevant roads authority	Acknowledged – Reference in p30 changed accordingly. P29 to remain unchanged, as any discussion with local roads authority would flag up if any proposal related to trunk roads, and it would complicate guidance unduly to refer residential driveway applicants to Transport Scotland.
Nicola Abrams (SEAP)	No comments to make	Noted